File Box 38

#10422

# WARRANTY DEED

BOOK 8488 PAGE 774

*THIS INSTRUMENT PREPARED BY*

Gerald G. Patterson, Atty.
4301 Hillsboro Road, Ste 220
Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| CUSTOM SERVICE (NAME) | NEW OWNER (NAME) | Map 117-3 |
| P.O. Box 120574 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 15 |
| Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | F.B. #7DA20735 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DAVID S. CARTER AND GAEL T. VAN SANT, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CUSTOM SERVICE, a sole proprietorship

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the southerly 57 1/2 feet on Lot No. 9 on the Plan of Belair as of record in Plat Book 332, page 6, Register's Office for said County, to which plan reference is made for a more complete description.

Said part of Lot No. 9 fronts 57 1/2 feet on the easterly margin of 27th Avenue South and extends back between parallel lines, 225 feet to a dead line.

Being the same property conveyed to David S. Carter and Gael T. Carter by deed from Walter V. Doscher and Bonnie S. Doscher of record in Book 6913, page 725, said Register's Office. The said David S. Carter and Gael T. Carter having since been divorced by Final Decree Rule No. 90D-1743 Fourth Circuit Court for Davidson County, Tennessee and the said Gael T. Carter having been restored to her maiden name of Gael T. Van Sant.

This conveyance is subject to all matters appearing on the plan of record in Plat Book 332, page 6, said Register's Office.

6.30 75

IDENTIFICATION

Nov 19 1 30 PM '91

unimproved ( )
This is improved(XX) property, known as 2808 27th Avenue South, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of November, 1991

David S. Carter
DAVID S. CARTER

Gael T. Van Sant
GAEL T. VAN SANT

BOOK 8488 PAGE 775

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID S. CARTER AND GAEL T. VAN SANT, both unmarried with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of November, 19 91.

My commission expires March 25, 1995 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 19 91.

MY COMMISSION EXPIRES March 25, 1995 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM DAVID S. CARTER AND GAEL T. VAN SANT, both unmarried

TO CUSTOM SERVICE, a sole proprietorship

0909 11/19 0101 03HECK 415.85

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

**OFFICIAL RECEIPT**

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8488 PAGE 776

| | | |
|---|---|---|
| CO CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 110500.00 |
| | | | | CON TX 408.85 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 415.85 |
| | | | | CHECK 415.85 |
| 11/19/91 | 01 | | | 13:40 0001 0606 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.3075.

IDENTIFICATION REFERENCE

Nov 19 1 30 PM '91

No. 477692